

SOUTHWEST EXPRESSWAY/ VASONA CORRIDOR

Southwest Expressway, which is a portion of the Vasona Light Rail Corridor, extends along the existing Vasona light rail line between West San Carlos Street and South Bascom Avenue. Designated as a Transit-Oriented Development (TOD) Corridor, Southwest Expressway includes light rail stations at Fruitdale Avenue and South Bascom Avenue. Primary uses on Southwest Expressway include commercial and multi-family residential that was built in the 1960's, and reflects the suburban and auto-oriented lifestyle of that time. The existing residential includes two-story four-plexes and garden apartments; however, recent housing projects have been built at higher densities to take advantage of the nearby light rail stations. The intent of this corridor is to facilitate new, higher-density housing and mixed use development on several currently underutilized commercial sites.



Fruitdale Station, at Southwest Expressway and Fruitdale Avenue. This station was built as part of the Vasona Light Rail extension, and is a stop along the Mountain View-Winchester light rail line.



1960's Multi-Family Residential, facing south Southwest Expressway. Multi-family residential is located all along Southwest Expressway.

RECENT DEVELOPMENTS



Fruitdale Station



1451 Fruitdale Avenue

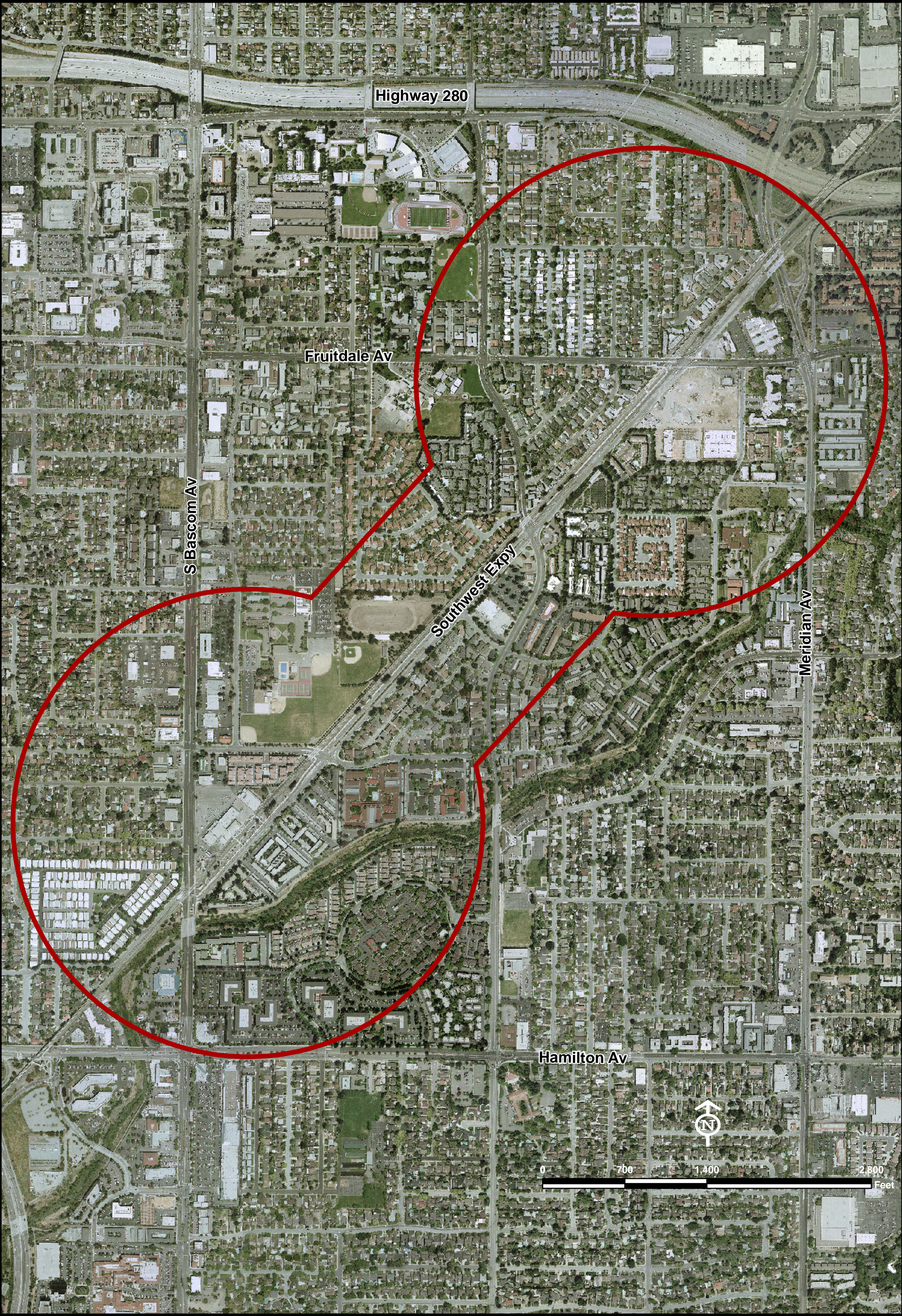
Fruitdale Station – 1430 Fruitdale Avenue (former Kmart site)

- Transit Oriented Development project that includes 502 dwelling rental units and 12,225 s.f. of commercial on a 12.7 gross acre site
- Density: 39.5 DU/AC
- Building Height: 50-feet – 85-feet
- Stories: 4 – 8
- Podium parking
- 117,000 s.f. of common open space
- Located across from the Fruitdale VTA light rail station

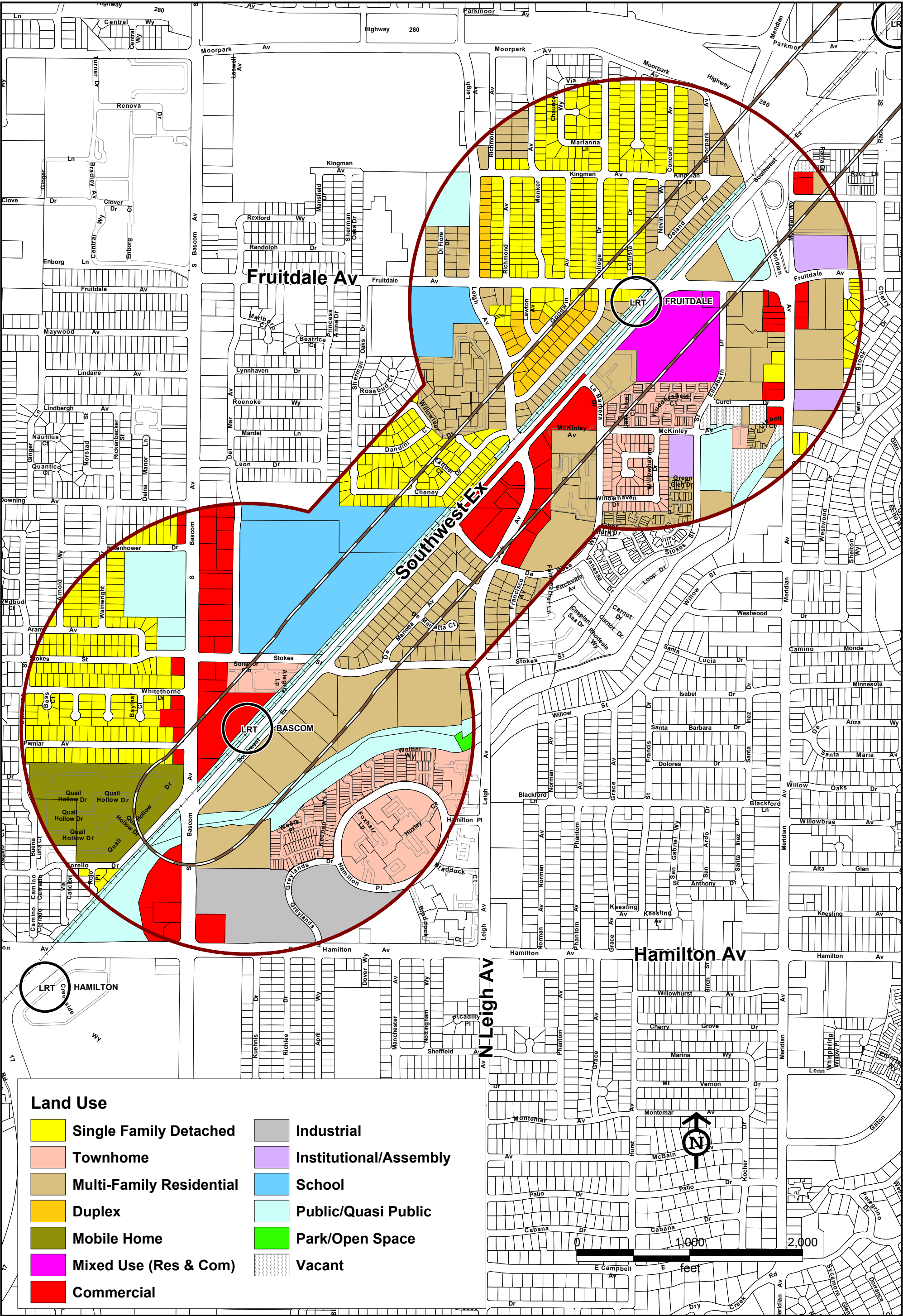
1451 Fruitdale Avenue (*under construction*)

- Project includes 96 single-family attached dwelling units on a 1.87 gross acre site
- Density: 51.33 DU/AC
- Building Height: 65-feet
- Stories: 4.5
- “Flatiron” style building situated on a triangular lot
- Located across from the Fruitdale VTA light rail station

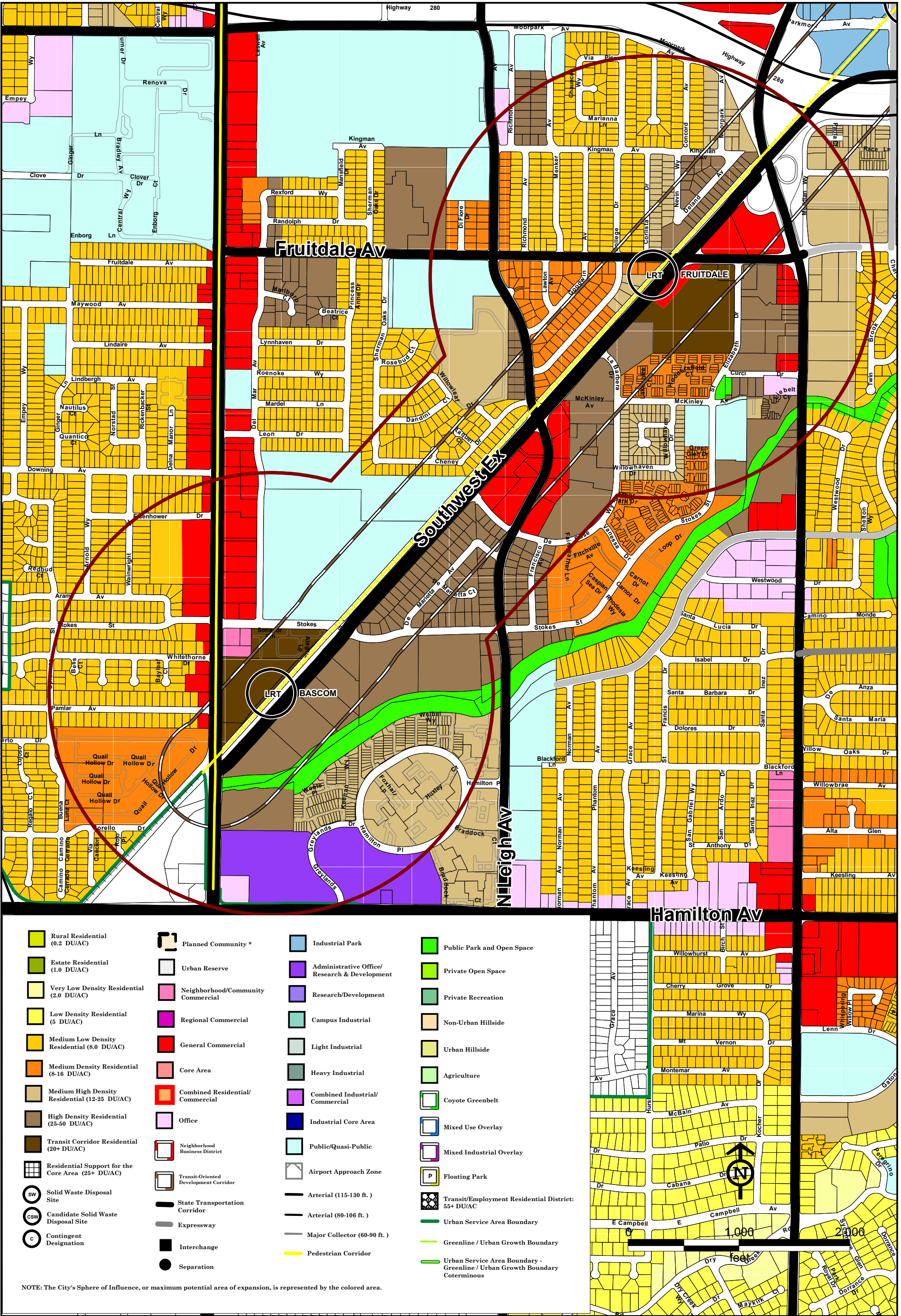
Southwest Expressway/Vasona Corridor Aerial Map



Southwest Expressway/Vasona Corridor Existing Land Use



Southwest Expressway/Vasona Corridor Existing General Plan



8

TAMIEN AREA

The Tamien Station Area Specific Plan (Tamien) established a long-term development plan for a 140-acre area occupied by a mix of older commercial and industrial uses and relatively newer residential uses. The area is centered around the CalTrain passenger rail and Santa Clara Valley Transportation Authority (VTA) Light Rail Station at Tamien.

North of Tamien is the Willow Street Neighborhood Business District (NBD). Willow Street was designated as a NBD in the San Jose 2020 General Plan in the 1990's and adopted as a Redevelopment Project Area in 2002. This 0.42-mile commercial corridor from Highway 87 to Graham Avenue consists of both neighborhood serving commercial uses and residential uses.

Tamien is also bracketed by several existing, well-established neighborhoods including Guadalupe-Washington to east, Willow Glen to the west, and Gardner to the northeast. The Guadalupe River, which forms the eastern boundary of Tamien, is an important open space resource that provides a trail link to the Guadalupe River Park in the Downtown and to a larger regional trail system.

The Tamien Specific Plan has been amended several times between 2001 and 2003. The amendments increased the maximum allowable building heights to 120 feet on two sites, increased residential densities to 150 dwelling units per acre in the Mixed Use and Transit Corridor Residential land use designations, and eliminated the minimum requirement for commercial development within the Plan area. As a result of these amendments, and the residential development that has occurred since adoption of the Specific Plan, Tamien now has remaining approximately half of its initial residential capacity and all of its commercial capacity. The table below documents the amount of development approved and built in the Tamien Specific Plan Area.

Tamien	Residential (units)	Employment (s.f.)	Industrial (s.f.)	Parks (acres)
Built	716	0	-	1.2 acres.
Approved	119	8,000	-	0.0
Total Built and Approved	835	8,000	-	1.2 acres

SAMPLE DEVELOPMENTS



Skyline at Tamien Station

- 240 residential units on a 3.18 gross acre site.
- Located on the northwest corner of Lick Avenue and West Alma Avenue, across from Tamien Station.
- Density: 76 DU/AC
- Number of stories: 10
- Building height: approximately 120 feet
- Year Built: currently under construction



Italian Gardens Family Apartments

- 140 residential units on a 3.2 gross acre site.
- Located on the East side of Almaden Road, 500 feet southerly of West Alma Avenue
- Density: 29.3 DU/AC
- Number of stories: 3
- Building height: approximately 40 feet
- Year Built: 1999



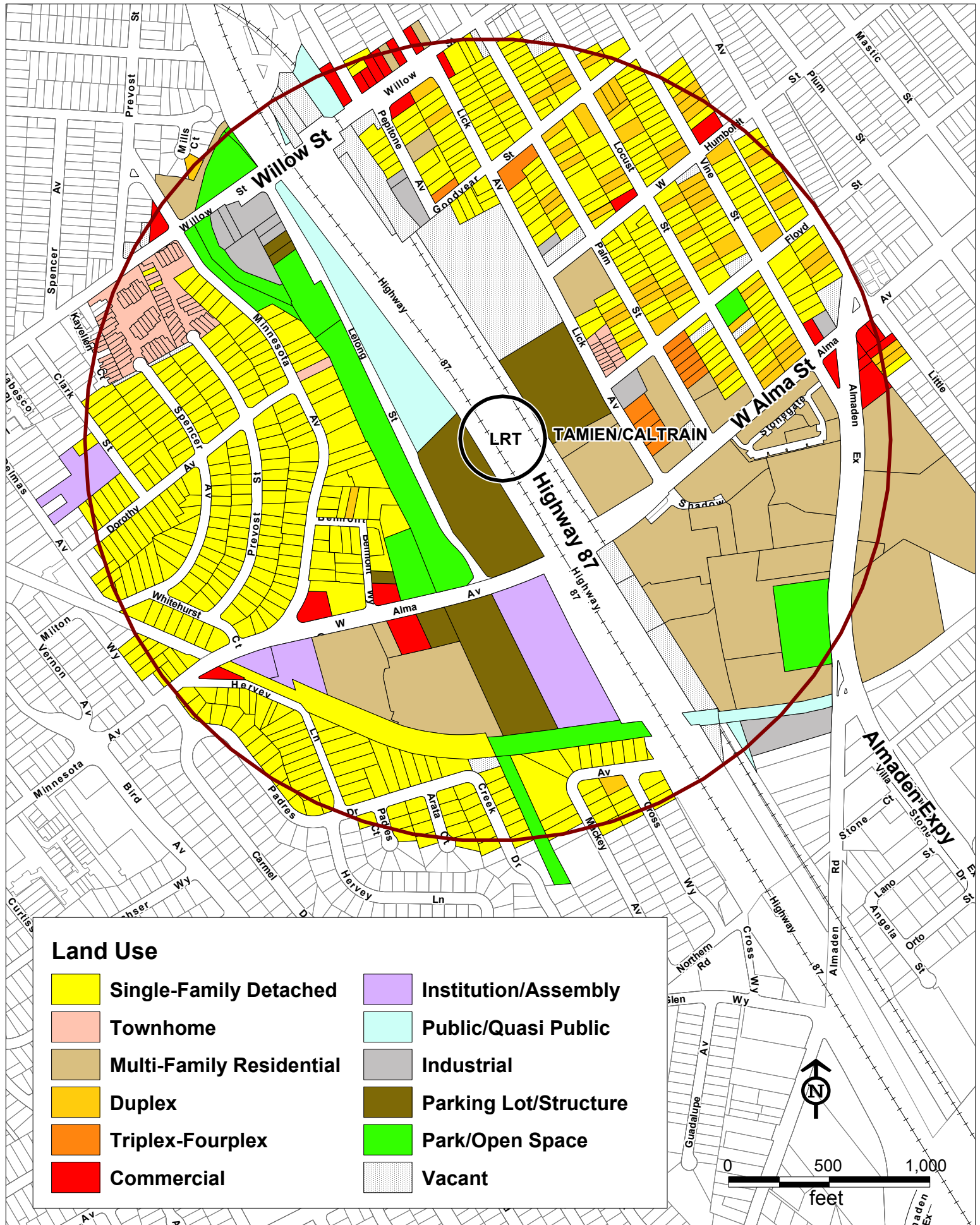
Almaden Road Apartments

- 225 residential units on a 7.34 gross acre site.
- Located on the West side of Almaden Road approximately 2,000 feet south of Alma Avenue
- Includes dedication of a 2.46 gross acre park
- Density: 45 DU/AC
- Number of stories: 3.5
- Building height: approximately 45 feet
- Year Built: 2007

Tamien Area Aerial Map



Tamien Area Existing Land Use



Map Legend

	Rural Residential (0.2 DU/AC)		Planned Community *		Industrial Park		Public Park and Open Space
	Estate Residential (1.0 DU/AC)		Urban Reserve		Administrative Office/ Research & Development		Private Open Space
	Very Low Density Residential (2.0 DU/AC)		Neighborhood/Community Commercial		Research/Development		Private Recreation
	Low Density Residential (5 DU/AC)		Regional Commercial		Campus Industrial		Non-Urban Hillside
	Medium Low Density Residential (8.0 DU/AC)		General Commercial		Light Industrial		Urban Hillside
	Medium Density Residential (8-16 DU/AC)		Core Area		Heavy Industrial		Agriculture
	Medium High Density Residential (12-25 DU/AC)		Combined Residential/ Commercial		Combined Industrial/ Commercial		Coyote Greenbelt
	High Density Residential (25-50 DU/AC)		Office		Industrial Core Area		Mixed Use Overlay
	Transit Corridor Residential (20+ DU/AC)		Neighborhood Business District		Public/Quasi-Public		Mixed Industrial Overlay
	Residential Support for the Core Area (25+ DU/AC)		Transit-Oriented Development Corridor		Airport Approach Zone		Floating Park
	Solid Waste Disposal Site		State Transportation Corridor		Arterial (115-130 ft.)		Transit/Employment Residential District: 55+ DU/AC
	Candidate Solid Waste Disposal Site		Expressway		Arterial (80-106 ft.)		Urban Service Area Boundary
	Contingent Designation		Interchange		Major Collector (60-90 ft.)		Greenline / Urban Growth Boundary
			Separation		Pedestrian Corridor		Urban Service Area Boundary - Greenline / Urban Growth Boundary Coterminous

NOTE: The City's Sphere of Influence, or maximum potential area of expansion, is represented by the colored area.

Tamien Area Existing General Plan

